

EXEMPT EXISTING BOUNDARY FOR
ESTATE OF MARION DELOIS WOODS

CURRENT OWNER

OAK HILL TOWNSHIP - GRANVILLE COUNTY - NORTH CAROLINA
JANUARY 3RD, 2025 - SCALE 1" = 100'

SURVEYED BY: MATTHEW S. JARRELL LAND SURVEYING, PLLC.
314 YORKTOWN DRIVE - CHAPEL HILL, NC 27516
NC PROFESSIONAL FIRM # P-1665

PARCEL REFERENCES & IDENTIFICATION

MAP PIN # 006100107631
DEED BOOK 257 PAGE 835 - PRIMARY
DEED BOOK 86 PAGE 129 - SECONDARY
(ALSO SEE PLAT BOOK 53 PAGE 112)

BEING A PORTION OF THE HENRY W. ROYSTER 10 ACRES
AND ALL OF LOT NO. 1
SEE PLAT RECORDED IN DEED BOOK 62 PAGE 91
" A.V. GRAHAM ON THE WATERS OF BLUE WING "
(ALSO SEE DEED BOOK 62 PAGE 100 FOR LOT NO. 1)

PHYSICAL ADDRESS :
9509 STATE HWY 49 - ROXBORO, NC 27514



I, MATTHEW S. JARRELL, CERTIFY THAT THIS SURVEY IS OF AN EXISTING
PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND
DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PROFESSIONAL LAND SURVEYOR, NCPLS - 5253

I, MATTHEW S. JARRELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 257, PAGE 835 & BOOK 62, PAGE
100 GRANVILLE COUNTY REGISTRY) ; THAT THE BOUNDARIES NOT SURVEYED
ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 257,
PAGE 835 & BOOK 62, PAGE 100 GRANVILLE COUNTY REGISTRY ; THAT THE
RATIO OF PRECISION AS CALCULATED IS 1:10000 ; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THE 3RD DAY OF
JANUARY, AD., 2025.

PROFESSIONAL LAND SURVEYOR, NCPLS - 5253



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.87	N78-23'26"W
L2	58.94	N43-06'34"E
L3	36.68	N83-39'34"E
L4	108.34	S38-54'32"W
L5	180.28	S33-17'02"W
L6 TIE	37.36	N34-20'44"E
L7 TIE	125.17	N30-01'40"E
L8 TIE	30.76	N03-20'26"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	62.80	1108.86	62.79
			S35-51'17"W

META DATA LEGEND

- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- NIP - NEW IRON PIPE
- CP - CALCULATED POINT
- #AG - (# OF ") ABOVE GRADE
- #BG - (# OF ") BELOW GRADE
- FL - FLUSH WITH GRADE

META DATA DESCRIPTIONS

POINT 1 - 3/4"NIP 4"AG
POINT 2 - 3/4"NIP 4"AG
POINT 3 - 3/4"NIP 4"AG
POINT 4 - 3/4"NIP 4"AG
POINT 5 - 5/8"EIS 4"AG (CC)
N: 101068049' USFT.
E: 106212635' USFT.
POINT 6 - 1"EIP FL (CC)
N: 101068189' USFT.
E: 106337270' USFT.
POINT 7 - 3/4"EIP FL
POINT 8 - 3/4"EIP FL
POINT 9 - 3/4"EIP FL
POINT 10 - 3/4"EIP 4"AG

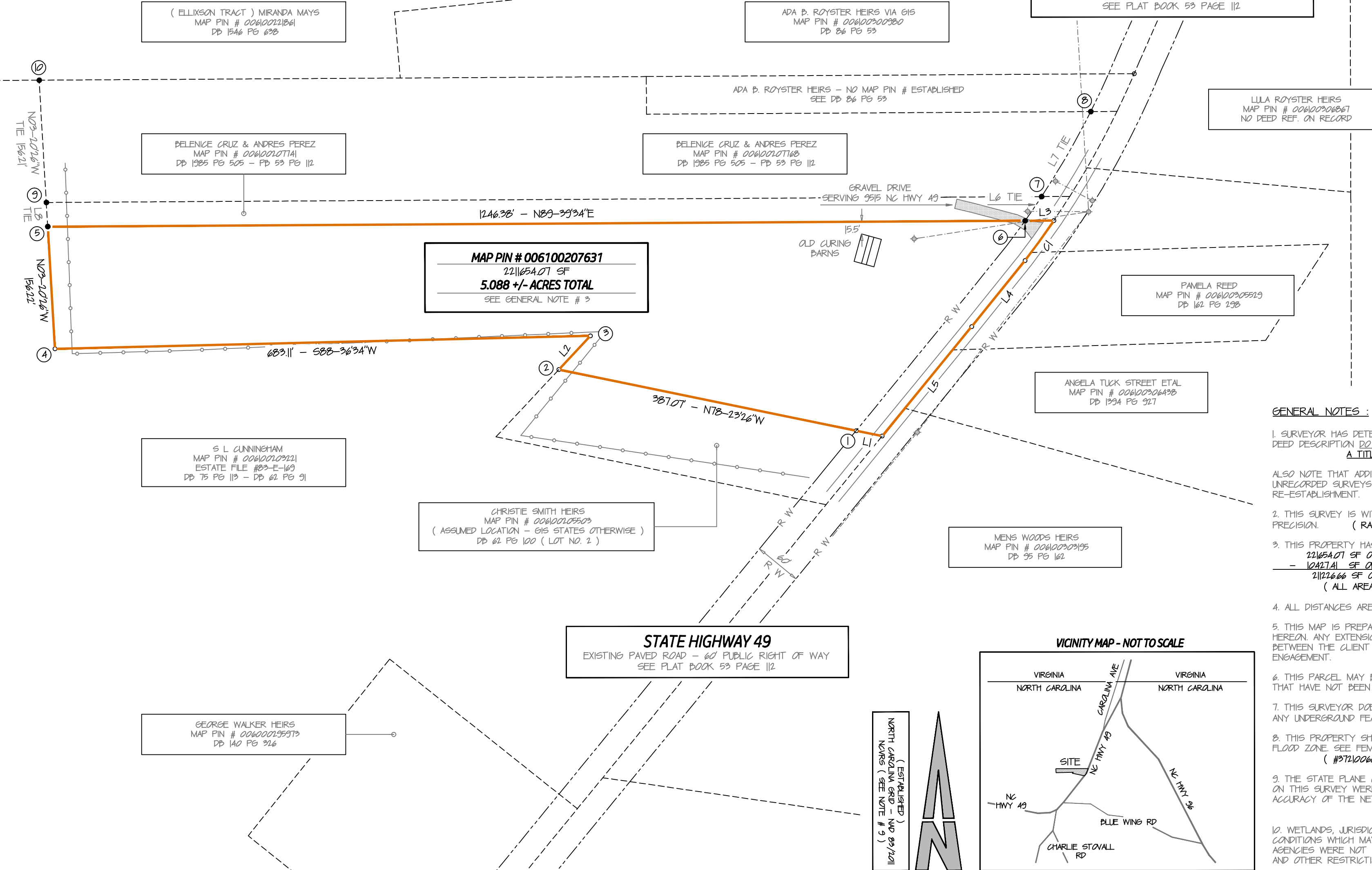
ALL OTHER POINTS ALONG THE
CENTERLINE OF NC HWY 49
ARE CALCULATED POINTS.

LINETYPE LEGEND

- BOUNDARY LINE
- ADJACENT LINE
- RIGHT OF WAY
- BUILDING LINE
- OVERHEAD UTILITY
- FENCELINE

SYMBOL ABBREVIATION LEGEND

- ◆ UP/LP - UTILITY / LIGHT POLE
- R W - RIGHT OF WAY
- SF - SQUARE FEET
- NC SR - STATE ROAD #
- CC - CONTROL CORNER



STATE HIGHWAY 49

EXISTING PAVED ROAD - 60' PUBLIC RIGHT OF WAY
SEE PLAT BOOK 53 PAGE 112

MAP PIN # 006100207631

2211654.07 SF

5.088 +/- ACRES TOTAL

SEE GENERAL NOTE # 3

GENERAL NOTES :

1. SURVEYOR HAS DETERMINED THAT THE SURVEYED BOUNDARY AND PREVIOUS
DEED DESCRIPTION DO NOT DEPICT VARIANCES GREAT ENOUGH TO NOTE.
A TITLE SEARCH WAS NOT PERFORMED.

ALSO NOTE THAT ADDITIONAL FIELD EVIDENCE IN CONNECTION TO PERVIOUS
UNRECORDED SURVEYS MAY EXIST ALONG OR AROUND THIS BOUNDARY
RE-ESTABLISHMENT.

2. THIS SURVEY IS WITHIN MAXIMUM ALLOWABLE RELATIVE POSITIONAL
PRECISION. (RAW RATIO OF PRECISION: 1:10000)

3. THIS PROPERTY HAS AN AREA OF :
2211654.07 SF OR 5.088 ACRES TOTAL
- 10421.11 SF OR 0.239 ACRES WITHIN THE RW OF STATE HWY 49
21122666 SF OR 4.849 NET ACRES TOTAL
(ALL AREAS COMPUTED BY COORDINATE METHOD)

4. ALL DISTANCES ARE HORIZONTAL AND DISTANCES (USFT.)

5. THIS MAP IS PREPARED FOR THE PARTIES AND PURPOSE INDICATED
HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO
BETWEEN THE CLIENT AND SURVEYOR EXCEEDS THE SCOPE OF THE
ENGAGEMENT.

6. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OR RIGHTS OF OTHERS
THAT HAVE NOT BEEN DISCLOSED ON THIS PLAT.

7. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF
ANY UNDERGROUND FEATURES (TANKS , UTILITIES , ETC.)

8. THIS PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED
FLOOD ZONE. SEE FEMA FLOOD HAZARD PANEL :
(#37210060001 - EFFECTIVE DATE : 6/4/2007)

9. THE STATE PLANE COORDINATES FOR THE CONTROL CORNERS SHOWN
ON THIS SURVEY WERE PRODUCED WITH NETWORKED GPS OBSERVATIONS.
ACCURACY OF THE NETWORK DERIVED POSITIONAL DATA IS 3 CENTIMETERS.
(95% CONFIDENCE LEVEL)

10. WETLANDS, JURISDICTIONAL WATERS, STREAMS, DRAINS, PONDS OR OTHER
CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL
AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS
AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.